



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

46 Fort Street  
Barnstaple  
Devon  
EX32 8BJ

**Guide Price: £315,000 Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@boproperty.com](mailto:barnstaple@boproperty.com)



46 Fort Street, Barnstaple, Devon, EX32 8BJ

## A CHARMING VICTORIAN TERRACED HOME WITH A SOUTH-FACING GARDEN



- 4 Bedrooms (1 En-suite)
- Living Room with large bay window
- Dining Room opening to the attractive, south-facing rear garden
- Flexible accommodation arranged over 3 floors
  - Family Bathroom & separate WC
  - Full of character throughout
- Conveniently located close to Barnstaple Town Centre & local amenities
- A well-presented period home in a highly convenient location



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## Changing Lifestyles

Step inside this charming 4 Bedroom Victorian terraced home, ideally positioned just a short stroll from Barnstaple Town Centre, and offering spacious, flexible accommodation arranged over 3 well-appointed floors.

The welcoming entrance sets the tone with beautiful period tiling, leading to a front Living Room filled with natural light from a large bay window and featuring a striking cast iron tiled fireplace. Double doors open into the generously sized Dining Room, which enjoys direct access to the attractive, south-facing rear garden - perfect for entertaining. The Kitchen provides ample cupboard space, room for dining, space for appliances and further access to the garden.

The first floor offers 3 Bedrooms (including 2 well-proportioned doubles with storage and a versatile single bedroom ideal as a home office), a Bathroom and a separate WC. The top floor hosts a spacious double Bedroom with its own En-suite, creating an ideal principal suite or guest retreat.

Outside, the property benefits from residents' permit parking to the front, along with a low-maintenance garden area and pathway to the entrance porch. The delightful, south-facing rear garden is an inviting space to relax, entertain or enjoy alfresco dining. It is fully enclosed and thoughtfully arranged with a terrace off the kitchen, a lawned area, mature planting, flowerbeds and a useful garden shed.

This is a wonderful opportunity to secure a well-presented period home in a highly convenient location.

### Council Tax Band

B - North Devon Council



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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

### Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/like.line.venue>

Travel along Alexandra Road and turn right at the traffic lights onto Bear Street. Take the next right hand turning into Hills View. Follow this road to the end where you will see an open grassed space on your left hand side. Turn right onto Fort Street and the property will be located a short distance ahead on your left hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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